

108.0

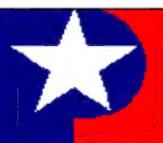
0004

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
855,000 / 855,000
855,000 / 855,000
855,000 / 855,000
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18		PAWNEE DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HORAN JOAN F & RICHARD M/	
Owner 2: CO TRUSTEES JOAN F HORAN TRUST	
Owner 3:	

Street 1: 18 PAWNEE DRIVE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: HORAN RICHARD M & JOAN F -
Owner 2: -

Street 1: 18 PAWNEE DRIVE
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2311 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R0	LARGE LOT	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

101 One Family	10000	Sq. Ft.	Site	0	70.	0.72	4															
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IN PROCESS APPRAISAL SUMMARY											Legal Description	User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							
101	10000.000	351,000		504,000	855,000							
Total Card	0.230	351,000		504,000	855,000							
Total Parcel	0.230	351,000		504,000	855,000							
Source:	Market Adj Cost		Total Value per SQ unit /Card:	369.94	/Parcel: 369.94							

Entered Lot Size
Total Land:
Land Unit Type:
08/13/18
18526!

USER DEFINED

Prior Id # 1: 69473
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
12/30/21 07:29:18
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Parcel ID	108.0-0004-0002.0
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PREVIOUS ASSESSMENT
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2022 101 FV 351,000 0 10,000. 504,000 855,000 Year end 12/23/2021
2021 101 FV 338,700 0 10,000. 504,000 842,700 Year End Roll 12/10/2020
2020 101 FV 338,700 0 10,000. 504,000 842,700 Year End Roll 12/18/2019
2019 101 FV 276,700 0 10,000. 504,000 780,700 Year End Roll 1/3/2019
2018 101 FV 261,900 0 10,000. 432,000 693,900 Year End Roll 12/20/2017
2017 101 FV 261,900 0 10,000. 403,200 665,100 Year End Roll 1/3/2017
2016 101 FV 261,900 0 10,000. 345,600 607,500 Year End 1/4/2016
2015 101 FV 260,700 0 10,000. 309,600 570,300 Year End Roll 12/11/2014

TAX DISTRICT
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

HORAN RICHARD M 1466-58 1/22/2015 Convenience 1 No No
PIANTES LEO & E 1097-98 7/3/1992 240,000 No No Y

PAT ACCT.
8526

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

10/20/2011 1319 Re-Roof 11,500 C

ACTIVITY INFORMATION
Date Result By Name
8/13/2018 Meas/Inspect CC Chris C
2/12/2009 Meas/Inspect 189 PATRIOT
10/26/2000 Hearing N/C 163 PATRIOT
12/13/1999 Inspected 263 PATRIOT
11/29/1999 Mailer Sent
10/27/1999 Measured 256 PATRIOT
8/20/1991 KT

Sign: VERIFICATION OF VISIT NOT DATA
_____ / _____ / _____

